



**REDUCED PRICE**

**34 RAE STREET**

**DUMFRIES, DG1 1HX**

**PRICE: OFFERS IN THE REGION £55,000**

Primrose

&

Gordon

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



Room dimensions (all approx.):

Entrance vestibule	1.48m x 1.26m
Hall	3.44m x 1.29m
Living Room	4.72m x 3.99m
Kitchen	4.56m x 3.07m
Bedroom 1	3.52m x 3.02m
Bedroom 2	3.55m x 3.51m
Shower Room	3.42m x 1.03m
Utility Room	2.87m x 1.33m

**EPC = E**  
**Council Tax Band = B**

**Home Report**

The Home Report can be accessed via  
the Primrose and Gordon website:  
[www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk)



Spacious, ground floor, two bedroom flat conveniently located a short walk from the centre of Dumfries itself. There are a wide range of local amenities available in Dumfries and the property is also conveniently positioned for access to bus transport links and the train station. Dumfries also hosts a number of both primary and secondary schools either within walking distance or a short drive from this property. The property is in need of upgrading and modernisation and would be ideal for first time buyers or as a buy-to-let investment. The property benefits from gas central heating, double glazing with shared rear garden and on-street parking.

The accommodation comprises: Entrance vestibule, entrance hallway with doors to living room, bedroom 1 and shower room. Good size living room with window to front, brick fireplace and surround with wooden mantel, gas fire, alcove with shelves and cupboard. Kitchen/diner with wall and base units, sink with mixer tap and left hand drainer, part tiled, space for cooker and fridge, stairs leading to basement with bedroom. Utility room has fitted cupboards, plumbed for washing machine, boiler. Door to rear garden. Bedroom one is a double with window to rear, built-in wardrobe. Shower room with W.C., wash-hand basin and shower cubicle with Triton shower. Stairs from kitchen leading to bedroom two into basement which is a good sized room with window and built-in wardrobes. The rear garden is shared, laid to stones with clothes poles, door from garden leading to basement storage with hallway and storage rooms.



#### **SERVICES**

Mains water, electricity and drainage.

#### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.





